

Lewes Road, Lindfield, Haywards Heath RH16 2LQ



### welcome to

### Lewes Road, Lindfield, Haywards Heath

Fox and Sons are delighted to offer this wonderful four bedroom detached house to the market, in this highly sought after location just across from Linfield Common. There is spacious well laid accommodation to be found inside, a large garden and driveway parking as well. Available now with no chain.















#### Total floor area 136.3 sq.m. (1,467 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Living Room 19' at max x 13' 1" at max ( 5.79m at max x 3.99m at max )

**Sitting / Dining Room** 12' 4" x 10' 11" ( 3.76m x 3.33m )

Reception Room 12' 3" at max x 11' at max ( 3.73m at max x 3.35m at max )

Kitchen

19' x 8' 11" at max ( 5.79m x 2.72m at max )

**Utility Room** 6' 7" x 6' 2" ( 2.01m x 1.88m )

**Bedroom 1** 15' 11" at max x 10' 4" at max ( 4.85m at max x 3.15m at max )

**En Suite** 

**Bedroom 2** 14' 7" at max x 9' 5" at max ( 4.45m at max x 2.87m at max )

**Bedroom 3** 12' 2" x 10' 11" ( 3.71m x 3.33m )

**Bedroom 4** 12' 2" x 8' (3.71m x 2.44m)

Bathroom

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## Lewes Road, Lindfield Haywards Heath

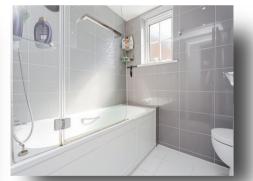
- A spacious four bedroom detached house set in this superb village location
- Living room with dual aspect, garden view and fireplace
- Modern separate kitchen with breakfast area and utility room
- Grand entrance hallway and dining room
- Four bedrooms
- Family bathroom and en-suite to main bedroom
- Superb corner plot garden with allotment area
- Driveway parking

Tenure: Freehold EPC Rating: C

### offers in the region of

# £850,000





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Property Ref:

HHT109452 - 0004

offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an

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Please note the marker reflects the postcode not the actual property